

# MINUTES

## TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

4 January 2010

### I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 9:40 AM on Monday, 4 January 2010. Those members in attendance were Mr. Steven K. Hack, Chairperson, Mr. Robert Arnouts, Ms. Peggy Pickall, and Ms. Kathleen Kurtz. Mr. Eric Lowery was absent. Mrs. Christine Dayton has resigned as of January 2010, and Mr. Earl Segal has been appointed by the County Council to fill her position until 1 July 2010, which was the date Mrs. Dayton's term was to expire. However, Mr. Segal was not in attendance today. Representing the County were Mr. Martin Sokolich, and Ms. Florence Ball.

### II. CURRENT BUSINESS

A. REVIEW 7 DECEMBER 2009 MINUTES – The minutes from the meeting on 7 December 2009 were read. Since there were no corrections or additions, *Mr. Robert Arnouts moved to approve the minutes as read. The motion was seconded by Ms. Peggy Pickall and unanimously carried.*

B. PROTECTIVE OVERLAYS FOR VILLAGES – This topic was not discussed at this time.

C. UPDATES:

1. DEMOLITION DELAY ORDINANCE STATUS REPORT – Mr. Robert Arnouts reported that there has been no new activity since the last meeting. He expressed frustration that although a draft of the proposed legislation was long ago forwarded to the County Attorney's office and Councilman Dirck Bartlett, there has been no favorable interest expressed in supporting the legislation, notwithstanding the fact that similar ordinances have been adopted by a large number of other counties and municipalities throughout the United States.
2. 925 PORT STREET (T-347) – Mr. Martin Sokolich reported that he has begun a rough draft of the HDO application for the 925 Port Street property. He briefly described the information he has included in the application to date. He said in order to work with Rick Towle, Director of the Department of Parks and Recreation, he wants to assemble a Memorandum of Understanding (MOU) to include with the application. The MOU will be reviewed and edited as needed by the Office of Law before finalizing the application process. Rick Towle has read a draft of

the MOU and is in agreement with its terms. In answer to a question regarding protection of interior features, Ms. Peggy Pickall said she spoke recently to MHT about that, and was told MHT is not doing easements on interiors at this time. However, Mr. Martin Sokolich said TCHPC concerns about preserving certain interior features are included in the MOU.

Mr. Martin Sokolich recommended that since some of the current Commissioners were not members of TCHPC at the time of the initial site visit to 925 Port Street, another site visit should be scheduled to familiarize them with the property, since a site visit is required in connection with the HDO application process. For the benefit of the newer Commissioners, Mr. Sokolich briefly explained the HDO process.

3. GRANT ACQUISITION – Ms. Peggy Pickall said matched funds can come from sources other than TCHPC; however, the trick is to coordinate any offer to match funds with the acceptance deadlines of the grants. Mr. Martin Sokolich suggested a sensible approach might be to assemble a list of the projects for which grants are needed and share the list with circuit riders who might possibly be able to help find matching funds. Ms. Peggy Pickall identified the feasibility study for public use of the Old Music Hall as one such project. Since Mr. Steven Hack was not familiar with the issues involved with the Music Hall, Mr. Robert Arnouts and Ms. Peggy Pickall briefly explained the handicap access problems and other issues. The inability to prevent deterioration because the space is not currently conditioned is a problem that Ms. Peggy Pickall identified as needing urgent attention.

Mr. Martin Sokolich suggested talking to Andy Hollis, County Manager, to see if he has any ideas about how the County might want to use the space. Moreover, he suggested scheduling a work session between TCHPC and the County Council to discuss topics such as the Music Hall, the Demolition Delay Ordinance, and overlay protection for Villages. It was discussed that first, TCHPC would need to organize and forward, in advance, to the County Council written reports about these and any other topics TCHPC wants to discuss so the Councilmen will be able to formulate their questions.

*MOTION – Mr. Robert Arnouts moved to draft a semi-annual report of TCHPC activities to forward to the County Council, and subsequently arrange a work session with the County Council. Ms. Kathleen Kurtz seconded the motion, and it was unanimously carried.*

Mr. Robert Arnouts suggested that the chore of writing the report should be divided in terms of topics among the Commissioners. He volunteered to write the portion dealing with the Demolition Delay Ordinance. Ms. Peggy Pickall will handle the portion dealing with the Old Music Hall, and Mr. Steven Hack will do the part pertaining to Village preservation.

It was further discussed that the Talbot County Office of Tourism benefits considerably from Talbot County's historic sites, and it might be a good idea to solicit that department's support. Mr. Steven Hack said he will contact Debbi Dodson, who is that department's executive director, to apprise her of some of the concerns and problems TCHPC faces.

4. TCHPC MISSION STATEMENT & DUTIES – This topic was not discussed at this time.

### **III. NEW BUSINESS**

- A. SITE VISIT – The next site visit has been scheduled for Fairview (T-60) on 18 January 2010. Those attending are to meet in the Easton Acme parking lot at 9:15 am. *(This site visit was originally scheduled for 21 December 2009, but was cancelled because of inclement weather conditions.)*

### **IV. OPEN FLOOR**

- A. FILLING THE VACANT TCHPC SEAT – Mr. Martin Sokolich announced that Ward Bucher, AIA has been appointed by the County Council to fill the empty Commission seat which resulted from Mrs. Polly Shannahan's resignation. He said a copy of the appointment letter should be forwarded to the Planning and Zoning office shortly.

NEXT MEETING: Monday, 1 February 2010 at 9:30 am in the Bradley Room in the South Wing of the Courthouse.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 11:05 am.

5 January 2010